



TOWN OF AMENIA

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Zoning Board of Appeals March 17th, 2014 7pm 2nd floor meeting room

In Attendance: Leo Blackman – Chairman
David Menegat
Kevin Cassone
Paula Pelosi

Consultants: Dave Everett

Absent: Terry Metcalfe

Motion to open meeting, seconded by Mr. Cassone

DeSantis 770 Old Rt 22.

Dan Wheeler, engineer for DeSantis property (proposed to become a 6 unit multi-family dwelling), presented plans and parcel access maps to the board. Maps were reviewed for property location. Property is located on corner of old rt. 22 and Powderhouse Rd. The board was informed of the history of project and property. The planning board in the past (with previous owners) granted a conditional final approval contingent upon the owner getting an approval for a site plan. Previous owner did not follow through with those conditions.

Property is within the HR district. Multi-family dwellings are allowed in HR district with a special use permit with recommendations from the ZBA. Chairman Blackman addressed lot size (it is less than half an acre), and asked Attorney Everett to review minimum lot size in the code. It was determined that residential properties with public water but a private septic system are required to have a full acre, so not in compliance. The ZBA seemed willing to grant that waiver.

Two options were presented to the ZBA. Planning board can approve applicant with a condition of the ZBA granting a variance, or applicant can be granted a variance before planning board approval. Granting a variance requires a publically advertised meeting, so to avoid delaying the application, the board agreed to pursue the first option. The ZBA further determined to provide recommendations on other aspects of the application to the planning board.

Traffic survey, lighting and landscaping were reviewed. Members of the ZBA questioned the number of parking spaces (which Attorney Everett confirmed were as per Code), the tall pole lights proposed (ZBA felt these were NOT residential, and recommended the fixture closer to the

road be replaced with 2 low post lights), and also the sconces (1 flood on each side of the house seemed prison-like, and more decorative fixtures were suggested). Chairman Blackman then questioned the arrangement of plantings. He wondered why the shrubs were located like polka-dots around the edge of the parking area? Engineer Wheeler responded that was to allow a riding mower to pass between. Blackman suggested that the shrubs be instead be grouped into a single large bed at the north east corner of the parking, to better shield it from view of the road. Attorney Everett noted that the code does have a landscaping requirement.

Everett read in memo from town engineer dated Feb. 7th, 2014 that was sent to planning board regarding lighting and exterior doors of the building. ZBA questioned whether the seemingly odd existing arrangement of doors and windows (3 doors towards street w/out porch, misaligned double hung units) would be improved by the new owner. Everett indicated ZBA does not have the ability to change the architecture, but noted that architect of record is Darlene Reimer, which provided some relief.

Update on Other Matters:
Boyd – Have received C of O.

Cumberland Farms – allegedly beginning renovation on Amenia store soon

Wassaic project- Needs to resolve sign issue before festival this summer. Follow up by code Enforcement Officer Fenton was requested regarding the sign. This has gone on too long.

Zoning Board of Appeals application form was addressed and reviewed for changes. A rewrite with changes included will be made available once finalized. Blackman offered to mark up draft.

Training for ZBA members were addressed. Town Board will clarify whether calendar year (vs date of appointment to board) can be used to simplify record keeping. Everett & DeLango noted multiple sources of NYS classes for credit. Board Member Cassone regretted that not all courses are available in on-line format.

April 17th meeting likely needed to address DeSantis variance. DeLango will post notice.

Adjourn 8:55 pm

Minutes approved 4/21/2014